JUNE 29 '06

The McKinley Herald.

VOL. II, No. 4. BUFFALO, N. Y., AND McKINLEY, ISLE OF PINES. JUNE, 1906.

FIRST ANNUAL INSPECTOR'S REPORT

Mr. A. B. Young Tells of His Visit to McKinley. — Company's Work Commended. Success Assured!

Below, in accordance with Clause No. 14 of our Installment Contract with Bond Purchasers and the terms of our Trust Deed with the Fidelity Trust Company of Buffalo, N. Y., we print the report of the first Annual Inspector, Mr. A. B. Young of No. 1048 Niagara Street, Buffalo, N. Y., who was selected by the Bond-holders in the mail vote conducted by the Company in December, 1905. We quote the Clause from the Installment Contract providing for this election:

"On or before December 1st in each year, beginning Dec. 1, 1905, up to and including the year 1913, the holders of said Bonds and Contracts, may elect one of their own number, by a mail vote, to be conducted by the said Company, to inspect the said Manigua Orange Groves and report upon the condition thereof. The traveling expenses of this inspector, together with the cost of printing his report and mailing a copy of the same to the holders of each of said Bonds and Contracts shall be borne by the Company." There were eight contestants for this important post and the election was spirited, resulting in the choice of Mr. Young by a decisive majority.

We wish to emphasize the policy of the Company as evidenced by the creation of the office of Inspector, to be elected from the Bond-holders. It is the desire of the management to make each individual Bond-holder feel that he is an integral and important part of our organization, as is indeed the case, that his judgment, advice and co-operation in our enterprise are essential. Briefly, that in the fullest sense of the word this is "his company" in which he is entitled to the full rights of inspection and suggestion, usual only in a partnership arrangement.

It was with this end in view that in the very beginning of our enterprise we arranged for the office of Annual Inspector, a Bond-holder who should officially represent the Bond-holders as a class—speak for them and report to them. Later, when we found the need for more frequent communication between the residents at McKinley and the Bond-holders at home, we established the McKINLEY HERALD and the enthusiasm with which every number has been received has proved the need of just such a medium.

That the report of Inspector Young printed below is favorable to the Company is an incident, a very favorable one to be sure, and which is a cause for mutual congratulation between the Bond-holders and the Company, but had it been unfavorable it would have been printed and mailed you just as freely and its recommendations, if approved by the Bond-holders, would have been binding upon the Management.

Do you know of any other large enterprise in which you can invest with equal certainty that you are so directly represented in the management?

Finally, we must congratulate our Bond-holders upon their choice of an inspector. Mr. Young is the President of the Cling Surface Company of this city, a corporation doing a large American and Foreign business. He is, therefore, a man of tested business experience and in addition possesses probably a better working knowledge of the methods of making an orange and grape-fruit grove than almost any other Bond-holder on our books, for Mr. Young is the owner of the largest private property set out as a grove in the McKinley tract, his planting on tracts Nos. 173, 188, 190 and 207 amounting to 31 acres. The thanks of Management and Bond-holders alike are due him for the earnest, conscientious discharge of this important duty.

To the Bond-Holders of the Tropical Development Company.

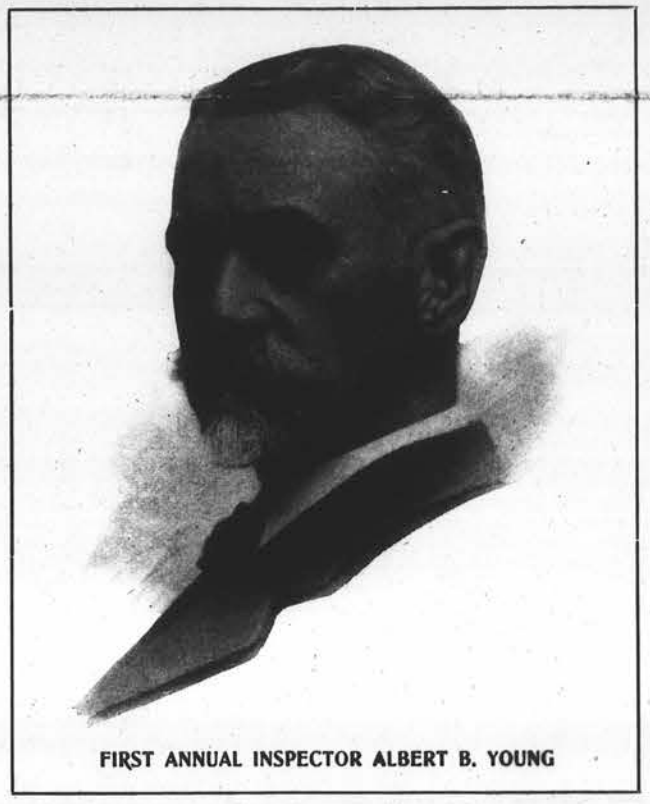
COMRADES AND FUTURE NEIGHBORS:

The editors of the McKINLEY HERALD requested the privilege, as they called it, of printing this, the report of the first Annual Inspector, in their next issue. This idea had not occurred to me for I felt that in a measure, at least, this report was between us, but the paper is really ours, and as they offered unlimited space (free copy, of course), and also as it allowed me to write as I would tell you the story of the trip in a free and easy style, avoiding a formal, stiff, dignified report, which I detest, I therefore accepted.

Personal and business reasons made it impossible for me to leave on my tour of inspection earlier than March 27, 1906, though, as the event proved, from the Bond-Holders' point of view, it was just as well that I did not go earlier, as no considerable planting was done by the Company until January 15th, and an earlier inspection would not have permitted a view of the portions of the Groves already set out, a report on which will doubtless be of especial interest to the Bond-Holders. Also this delay gave me an opportunity of familiarizing myself with the subject and learning as far as possible at this end, the method of procedure, the opinions and intentions of the Directors and several officers of the Company—and I am glad to state that in all my dealings I have been treated with the utmost consideration, and have found the Company not only willing but eager to accept all suggestions I have made for the advancement of the work at McKinley.

In an undertaking so large as the development of the Manigua Orange Groves, it was, of course, impossible to expect that all the work accomplished should have been perfect from the start, or that the different methods employed should not have been subject to improvement. In some instances this was undoubtedly the case, but the evident intent on the part of the Company to learn what was best and employ it on all occasions is apparent.

This first work period is now happily past, and I certainly feel that I can congratulate my fellow Bond-Holders upon the careful administration with which the affairs of the Company are being conducted by the officials of the Company.



FIRST ANNUAL INSPECTOR ALBERT B. YOUNG

My trip South was accomplished via Florida, which permitted me an opportunity of visiting the nurseries near Tampa from which the trees so far planted in the Manigua Groves were shipped. A visit to this nursery, as typical of the big Florida nurseries, was a most interesting event. Eighty acres were set in "citrus stock" (as the young orange, lemon and grapefruit trees are called) of varying ages, from sprouting seed to four-year-old trees, all presenting a very healthy appearance. The method of producing orange trees for grove-setting is simple, but requires expert work.

Usually for orange trees, a sour orange or lemon root is used, as they are considered the best. These roots are raised from the seed, and when the seedling is two or three years old a bud of some selected variety is inserted in the side of the tree, three or four inches above the ground. The "top" is cut off as soon as it is seen that the bud has "taken," and thenceforth, of course, the top or fruit-bearing portion of the tree is from the bud and bears fruit the same as the bud, of any variety desired.

After the growth from the bud is one year old the trees are ready for planting in groves. Here, the seedlings are allowed to grow three years, then budded—and the buds grow one year, making the tree about four years old, viz., one year in seed bed, two years growing stock in nursery, and one year growing bud—four years in all.

Trees at this age are usually four to six feet high (but are always defoliated before shipment). They are described first by height, as 3, 4, 5, or 6 feet high, and next by "caliper," being the diameter of the sapling just below the bud. The age is also mentioned. Thus a tree is described as three-year root, one-year bud, 5 to 6 feet high, guaranteed caliper ¾ inches, which is a *standard tree*, such as have been planted in the Manigua Groves and from which, with proper treatment, fruit may be confidently expected in the third or fourth year after planting.

Within a mile of these nurseries we saw a 96-acre grove of Tardiff orange trees that had been completely frozen ten years ago, had been cut to the ground, grown again, and were at this date, ten years old from the old stumps. The oranges on this grove were sold last November 1st for $26,500.00 spot cash on the trees. The purchaser was obliged to pick, box, market and take risks of frost; there was quite a severe frost, but we were told he made a handsome profit notwithstanding—about $10,000. What would these have been worth with McKinley soil, climate and freedom from frosts? Alongside of this grove was another piece of land —37½ acres—30 acres in orange trees ten years old, but, of course, at this date, April 1st, bare of fruit. It was sold while we were in that section for $30,000.00. All of the soil in this neighborhood is simply bare white sand.

We were delayed longer in Florida than we had anticipated, but finally left for Havana via the Peninsula and Oriental Steamer "Miami," arriving in Havana early in the morning of April 9th. In going from Havana to Batabano, the port of departure for the Isle of Pines, one crosses the Island of Cuba, from North to South, which at this point is very narrow, being only about 30 miles wide. It was not my first journey through Cuba to the Isle of Pines, but the novelty and beauty of the landscape, the rolling, well-cultivated country, the beautiful groves of palm and the white farm houses nestling in the midst of the fields gilded and lighted by the intense winter sunlight of the tropics possesses an irresistible fascination for the most casual traveler and was a great pleas-

(Continued on page three.)

The McKinley Herald

PUBLISHED BY THE TROPICAL DEVELOPMENT COMPANY, 17 WEST SWAN ST., BUFFALO, N. Y., AND MCKINLEY, ISLE OF PINES.

JUNE, 1906.

Mr. R. W. Dunning has been appointed McKinley correspondent of the HERALD. Most of the interesting items in this issue are from his pen.

A branch office of the Tropical Development Company has been opened at No. 306 Park Building, 30 Public Square, Cleveland, O. The office is in charge of Land Commission R. P. Risley, who reports increasing interest in Ohio, and promises a large delegation from that section at McKinley next winter.

At a Directors' meeting of the Tropical Development Company, held on May 25th, a resolution was voted, tendering the position of General Superintendent of the Company's business at McKinley, during the absence of President Hayes, to Mr. E. E. Tolksdorff.

There is not a better equipped man in the Isle of Pines for this post, as he has had a long experience as a farmer and vegetable grower in the Isle of Pines, and his farm has been considered as a show place for visitors. He probably holds the record for returns from a small acreage, having netted $449.00 from something over half an acre set to tomatoes and eggplant for winter shipment. The orange and grape-fruit grove he set out for Mr. Wm. Mason came in bearing this year, the crop selling for a net profit of $1.95 a box, nearly twice as much as we had estimated in returns from our grove. Mr. Tolksdorff has the reputation of a hard worker and as a man thoroughly acquainted with Isle of Pines conditions. We bespeak for him the cordial co-operation of our Bond-holders at McKinley in his new position. Supt. Robt. Reid will, of course, continue in direct charge of the Groves and Mr. Geo. Werner as Labor Superintendent and both will, we feel sure, find their effectiveness fully utilized with Mr. Tolksdorff as the Company's General Manager.

Departures for McKinley.

Mr. William H. Ford of Niagara Falls, with his wife and two children, reached McKinley about the middle of May.

Mr. Orson S. Booth of Niagara Falls arrived by the same steamer.

Mr. John Aikens of Niagara Falls arrived with Messrs. Ford and Booth.

Mr. Geo. Young, Jr., of Buffalo, N. Y., arrived at McKinley on May 31st to join his father and mother, Mr. and Mrs. Geo. Young, who are permanently settled at McKinley.

Mr. Grant H. Thompson, formerly a well-known druggist of Buffalo, N. Y., arrived at McKinley on June 3d. Mr. Thompson is the owner of five Bonds and has had his tract, the northern five acres of tract No. 228, cleared by Messrs Chas. and Geo. Young before his departure from Buffalo. An interesting letter from Mr. Thompson is printed in another column.

Mr. William Nixon of Buffalo, N. Y., left for McKinley, sailing from New York June 16th. Mr. Nixon is an experienced agriculturist and will develop properties Nos. 333 and 334.

"McKinley in the Making—First Year 1905-6."

The above is the title of the elaborate portfolio of views about to be issued by the Tropical Development Company and which will soon be ready for distribution.

It is a large volume containing 37 full-page views of McKinley, illustrating the development work done in the first year of the Colony's existence, both by the Company in the clearing and planting of the Manigua Groves and also by the individual settlers. The views are all from 5 x 7 photographs taken by A. W. Simon, formerly of Buffalo, under the direction of Land Commissioner R. P. Risley on the occasion of his recent visit there. There are views of the clearing in the 500-acre grove, though, as all who have seen it say, no camera can adequately portray the impressiveness of that vast expanse of cleared land. Also numerous pictures of the trees recently set out by the Company, in which many will recognize the familiar features of Supt. Robt. Reid and Land Commissioner R. P. Risley. Several excellent pictures are shown of the Dunnings' new hotel, "The Orchid in the Pines," giving an idea of the comfort and homelikeness of this charming winter resort.

Excellent views are also given of the "Pinery," vegetable garden and cleared land of the Young Brothers, as well as the development accomplished by Mrs. Waters, Mr. Perry Rockwood, and on the "P. & H." property. The pretty cottage of the Rev. Geo West and the extensive clearing done by Mr. Geo. R. McMullen for A. W. Miesse on Tract 179 are also shown. Mr. J. H. Bostwick's home and his chickens, the excellent clearing done by Mr. Woodworth and son are very attractive pictures, giving an intimate view of the home life and pursuits of the "McKinleyites." To continue chronicling the views would be but to repeat the contents of the book, so we will call a halt. We cannot, however, refrain from commenting on the excellent picture, showing the frame of the two-story house Mr. W. J. Cleland was erecting.

Things move fast at McKinley and although these views were all taken the latter part of April and have been published as rapidly as possible, yet already further improvements have been made. Mr. Cleland has moved into his new home and both on the "P. & H." properties and the Young Bros.' tracts new houses are going up, which have been commenced since these pictures were taken.

We are mailing this pamphlet to all our Bond-holders and although it is too elaborate for indiscriminate distribution will be pleased to send it post-paid to any reader of the HERALD who will write and send us his or her address.

Mr. A. T. Baxter expects to send a man and wife to McKinley in the fall to improve his land. Meanwhile he is making arrangements for fencing the first tract that he bought, No. 101, and for building a house upon it.

McKINLEY ITEMS.

Mr. Harlow Palmer recently cabled for eight pounds of watermelon seed with which he intends to plant about three acres of tract No. 198.

One of the new roads cut during the past fall and winter at McKinley runs along the west side of the town-site from tract No. 117 past Mr. Cleland's tract, No. 78, and another starts from the new bridge over the Del Medio River at tract No. 257, running straight across the property past the Orchid in the Pines, to the Nuevas River at tract No. 243. Recently other roads have been opened, one starting from our first road, at the corner of tract No. 325, running west past two tracts and north four tracts to the bridge road; a continuation of the same starting from the corner of tract No. 263 and running north and west to the center of the town-site, whence it will pass down the Grand Boulevard to the steamboat landing; also a cross road running from the P. & H. property at tract No. 185, past Messrs. Miesse and McMullen's tract, No. 179, to A. B. Young's lands at tract No. 190.

Mr. J. F. Slocum reports that tract No. 144, owned by himself and Mr. Geo. H. Whitwell has been cleared and already the planting of it to orange and grape-fruit trees has commenced. One hundred trees have been planted and an additional 500 will be set out.

The tract is substantially fenced with a woven wire fence. The work was to have been finished by June 15th and was superintended by Mr. E. E. Tolksdorff.

Messrs. J. E. Webster, Guy Webster and Harold Hubbard have moved from their tract, near Mr. McMullen's place, to the Adam Gaiser house on tract No. 369.

Rev. West and Miss Grace West who are now in New York expect to return to their home "El Nido" sometime in September.

The lumber for Mr. Geo. F. Young's house has been delivered to the building site on tract No. 190. He expects to begin building at once; he has planned for a large, airy building with wide halls and verandas.

Mr. F. C. Payne has finished clearing a part of his cousin's tract and same is ready for the plough. He has also cleared and ploughed a part of Mr. Otis' tract, which is ready for the planting of trees. Mr. Payne's work on his own tract is showing good results. He is turning over a black rich soil, which he expects to plant to vegetables for the winter market.

Mr. Geo. R. McMullen's orange trees are looking fine and making a splendid growth. "Mack" also has some fine watermelons which he has "divied up" on several occasions. His address is No. 179 Ohio Avenue, McKinley.

Mr. J. N. Slocum of Beaver Falls, N. Y., is having a part of his tract, No. 178, cleared and will have same planted to orange trees in due time. Mr. Geo. McMullen has charge of the work and is doing a first-class job.

WORK ON THE MANIGUA ORANGE GROVES--MORE TREES PLANTED.

As we go to press, we are in receipt of a telegram from the Buckeye Nurseries of Tampa, Fla., announcing that the order for 3000 additional orange and grape-fruit trees has been filled and the trees will go forward on June 21. Supt. Reid has been busy preparing the land to receive these trees, which will be set out at once.

WONDERFUL PRICES FOR CITRUS FRUITS.

BOTH CALIFORNIA AND FLORIDA GROWERS GETTING HIGH RETURNS.

Late Florida Grape Fruit at $17 Per Box.

"The citrus situation continues to be about the most important factor of California products and the crop this year promises to net the growers and jobbers handsome returns," says the Staff Correspondent at Los Angeles in the New York *Packer* of May 9th last.

"Estimates at this time show that the citrus crop will go to $30,000,000.00 which will make net returns to the grower of $20,000,000.00 after paying all transportation and icing charges, for their products. Oranges of the best quality are selling at the fruit stands in California at 30 to 40 cents a dozen. The eastern market can take from 150 to 175 car loads a day ordinarily, but shipments are not continuing at that rate, so there is hardly any danger of over-supplying the market. The total shipment of citrus fruits for this season will go about 26,000 cars and the returns now demonstrate that the net cash returns to California will average from $700.00 to $800.00 a car. A great deal of the fruit having brought $1,000.00 a car load with the highest priced varieties still to go forward, it would seem that an $800.00 average will not be too high. This would bring the growers at least $20,000,000.00 in cash for their products and of which they will have to pay orchard and packing expenses only. In addition to these returns railroads will collect more than $8,000,000.00 for freight and $1,750,000.00 for refrigerating, bringing the total up to $30,000,000.00."

An analysis of the above report should prove especially interesting to those interested in orange growing in the Isle of Pines.

In the first place that so large a crop of oranges, 26,000 cars of an average of 362 boxes to the car, in all some 9,412,000 boxes of oranges should be sold for uniformly high prices, is a condition probably unequalled in any other branch of American horticulture.

Thirty million dollars for 9,412,000 boxes of oranges shows that the average wholesale price for the fruit was rather better than $3.00 per box, of which $2.00 was the growers' share.

As most of the groves in California are well advanced, and as the crop is practically stable many of the growers must have picked as many as five boxes to the tree, which on their planting of 100 trees per acre, would mean a return of $1,000.00 per acre, out of which the cost of production and irrigation must come.

Could California extend her orange producing section, such returns as these would undoubtedly cause largely increased planting. But this is not possible, as excepting the 200,000 acres around Riverside and Redlands, there is no frostless section, capable of irrigation to which the crop can be extended.

Florida Growers also netted wonderful returns. A dispatch in the New York *Packer* reads as follows:

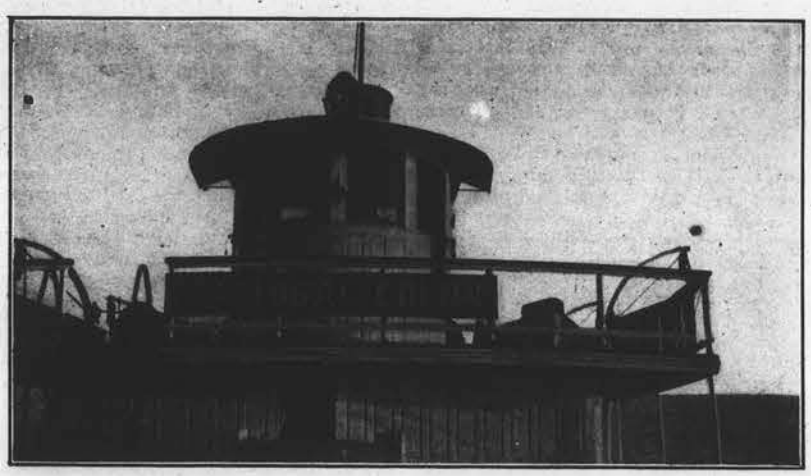
"New York, June 16.—The last Florida oranges were cleaned up this week. Wessels & Co. had the last shipment. Prices for the last few days ranged from $3.50 to $7.00 (per box). A few weeks ago as high as $8.00 was received per box for some Florida oranges.

"The last Florida grape-fruit was cleaned up last week. Old fruit brought as high as $17.00 this spring. June bloom reached the top at $10.00 in several sales. C. I. & M. Dingfelder got $17.00 to $18.00 for the last grape-fruit last week."

(Continued from page one.)

ure to me—a pleasure in which I wish every one of you, my fellow Bond-Holders, had shared.

As the train swung down through the little town of Batabano, the question uppermost in our minds was, would the new boat sail? Mr. T. J. Keenan, President of the Isle of Pines S. S. Co. had been in Havana a week arranging with the Cuban officials for her sailing, but could not tell the night before whether she would sail as advertised or not. We were met at the train, however, by a fine-looking, deep-sea gentleman in spotless white, Captain Heinke of the Colon. Mr. Keenan had sent him, so he said, to escort us to the steamer and to extend to us, the first passengers, "the freedom of the boat"—but the Captain could not yet say whether she would sail or not. We walked down the pier that juts far out into the sea and upon climbing up some steps there loomed up the



a real, live fact; welcome she was, and beautiful, new, sweet and clean. Our large stateroom, with its unusually wide berths and springy mattresses had a particular charm for us, as they had never before been used.

We turned, and there stood Mr. Keenan, cheerful and smiling. "You are our mascots," he said, "for I could not get permission to sail nor did I until your train had actually arrived at the depot; not ten minutes ago the papers were signed and we sail on time." He showed us over the boat, *his boat*, for she is his joy, and we were made so much at home that we felt as though *we* owned the boat. This sense of proprietorship was hardly lessened by the advent of two more passengers —an elderly Pinero (or native Islander) and wife.

The Colon is a thoroughly first-class boat, equipped with 22 staterooms (for the run is made at night) with ample deck space and cargo room. She is a twin-screw steamer and can make the run to the Island in double-quick time, without any unnecesssary motion. For her size she is the staunchest, best-built boat I ever saw, and complete in every detail, even to *running water* in each stateroom, quite a novelty.

She is a beauty and her advent completes a most comfortable and delightful water trip from New York—four days on Ward Line S. S. to Havana, a leisurely comfortable dinner and carriage ride at 20 cents, Spanish silver (16 cents U. S. currency), to an 8 p. m. train; 1 hours' railroad ride direct to the side of *our boat*, breakfast on the boat, arriving at the Isle of Pines any old time in the a. m., for she can make the run in less than five hours, so lazes along during the night, allowing a good night's sleep. We reached the Isle of Pines next morning, April 12th, and arriving at the "Orchid in the Pines," the new hotel of Mr. and Mrs. Robt. W. Dunning on tract No. 263, McKinley Colony, in time for dinner.

The comfort and homelikeness of this little jewel of a hotel cannot be surpassed. It is perfect in every detail, for the purpose, from the broad verandas and tastefully furnished reception rooms to the acetylene gas plant; and clean, solidly appointed bath room—floor and tub one solid block of cement, with shower bath so delightful in this climate.

It was a constant marvel to us how they could possibly have transformed the native pine and other woods used into so neat and dainty an interior. Sweet and dainty expresses it, and withal Mr. and Mrs. Dunning are so skilled in the art of hosts that we agreed we had never found better food or service, nor been more comfortable, anywhere away from home.

Having established ourselves at the "Orchid in the Pines," I started out the next morning to examine the work on my own Tracts. During my absence Mr. Horace P. Hayes, President of the Company, called. He kindly offered his rig and any conveniences obtainable, also that his services were at my command at any time. The latter I availed myself of later, for I had determined to take it easy the first few days. I had sent down a phaeton, with harness, etc., last fall, so hitched up one of our mules and it made a very comfortable rig. I jogged around, calling on the settlers and was much pleased at the progress made since my last visit in February, 1905. There were manifold evidences of hard work and we would run unexpectedly on a clearing, or a comfortable cottage that I had no idea existed. The colonists were without exception delighted with the climate, soil and possibilities. Each one had some vegetable or fruit which he was making, or intended to make, a specialty of, and I was pleased to see so much diversity; all congratulating themselves on better prospects ahead and seemingly very contented with their lot.

The Manigua Orange Groves contain, as you know, 500 acres, lying in the southern end of the McKinley tract. On the occasion of my last visit, February, 1905, but a small clearing had been made, about 20 acres, yet even then it was evident from the general lay of the land that the spot had been well selected. Both the grove itself and the land surrounding it were covered with a growth of pines and palms —not dense; indeed, so open and free from underbrush that even then it was possible to drive (as we did drive) our team of mules in almost any direction, while bicyclists could make their way through almost any section of the property. The whole tract reminded me of a great open park, through which one could look in any direction down vistas of brown pines with the gray trunks of the royal palms gleaming along the banks of hidden watercourses, interspersed with groups of bottle palms, their trunks variegated — onyx-like. The lighter green foliage of the palms against the darker needles of the pines, together with the clumps of palmetto and cabbage palm in every little valley combined the Florida aspect with the tropical effect, which is exceedingly pleasing.

Today on the Groves property all this is changed. On my first trip to the Groves tract upon the occasion of my present visit. I drove down the old road from the north and entered it at about Groves Tract 4 (see diagram below). I was simply astounded and unconsciously stopped to draw a deep breath. The size of the clearing appeared to me stupendous. I had just come from my own plantation, where I had been examining my cleared lot of 10 acres, Tract 173 (see cut just below).

CLEARING ON MR. YOUNG'S TRACT 173, SINCE PLANTED IN CITRUS TREES

This lot seemed to me large, but the size of the Groves clearing almost took my breath away. Imagine this cleared Groves Tract *3¼ times larger* than the above photograph!

From the north line of Groves Tract 8, one gazes over a vast expanse of cleared land, nearly a mile long, far away to where the fringe of pine tops begins again at the southern part of the Groves Tract, To the westward also the clearing extends considerably past the center of the Groves. The clearing is completed on the north line, beginning at about Groves Tract 7 and running south in an irregularly curved line, ending at about Groves Tract 93 on the southern border. All east of this is cleared. The clearing thus made includes about 340 acres, and it certainly appears that large. The clearing has yet to be done in the western portion. Over this whole cleared tract the growth has been felled and only the tall, slim royal palms allowed to stand, and these dotted the landscape here and there along the hollows giving the inevitable tropical touch to the picture. I was really surprised to see so few stumps.

The land is here best described as "rolling," tiny plateaus, sloping gently into arroyo (creek) bottoms, along which the clear waters of the little brooks hastened, all affording excellent natural drainage and giving a pleasantly diversified appearance to the landscape.

At various points on the tract columns of blue smoke floated leisurely skyward to be caught at the higher elevation by the strong trade winds which were scurrying great masses of clouds before them overhead. These marked the spots where workmen were burning piles of brush. Far to the west nestled the group of the Company's buildings: the headquarters, a two-story structure with verandas, the barn for the mules, and the two cottages for the labor superintendent, Mr. George Werner, and the orange groves superintendent, Mr. Robert Reid.

Partly hidden in one of the arroyos or creek bottoms about Grove Tract 36 was the lumber company's new saw mill. Straight before me was the planted section of the grove. In the far distance I could see mule teams attached to plows or harrows where the grove superintendent, Mr. Reid, was at work cultivating the 6,000 trees which had just before been set out, but the distance was too great for me to clearly distinguish.

I do not profess to be an expert on orange growing, although my relatives and I have set out 3,700 trees on our own private groves at McKinley, and I have, therefore, given the subject as much attention as possible, but I should say that Mr. Reid is an experienced grower, and I believe we can confidently expect him to produce first-class groves. His method is to clean out the stumps and roots entirely from

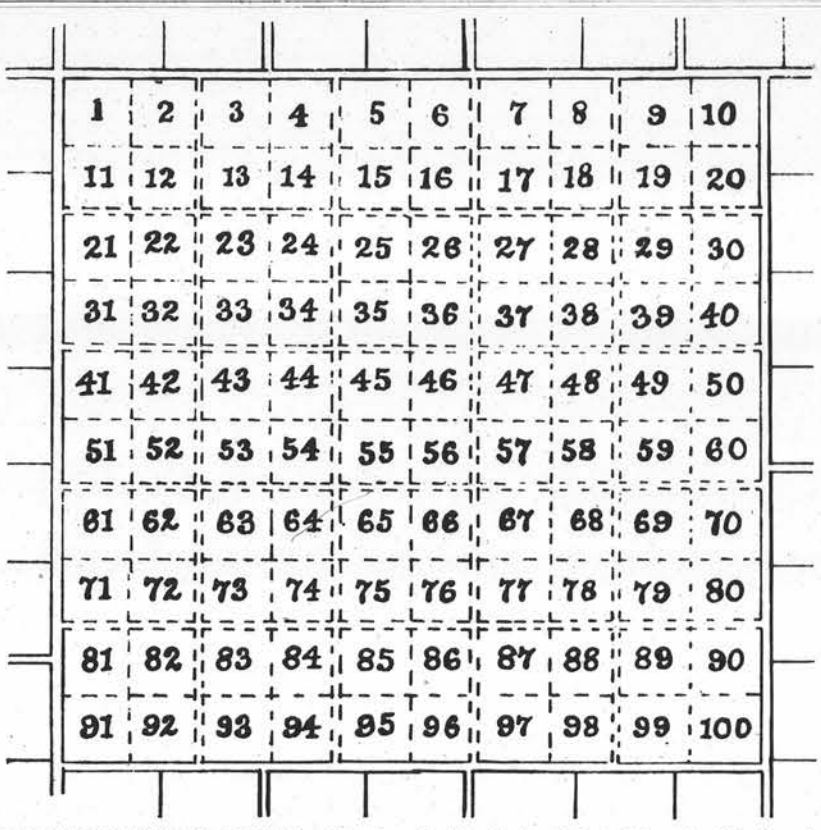


DIAGRAM OF MANIGUA GROVES.—Showing the Numbering Adopted for the 100 Five-Acre Groves.

an 8-foot tree row, plough and cultivate this row thoroughly, subsoiling, and setting the trees afterward at 22½ feet intervals.

After the trees have been planted a few days the new growth starts. The few hundred trees planted last June had thriven under Mr. Reid's care and showed healthy tops of dark green leaves and well-developed trunks.

Mr. Reid impresses upon his help the necessity of setting the trees high, and, indeed, when his work is over, the trees are considerably higher than the level of the surrounding field.

The scheme of planting the Grove Tract in a series of 100 five-acre groves is being faithfully carried out. The object of this is to insure obtaining the best possible price when the groves are offered for sale at public auction in 1914, at which time each of the separate five-acre groves will be offered individually, after which the whole 500-acre grove will be presented as a unit, the property going to the highest bidders whether in 100 five-acre groves or as a single 500-acre property. I believe the plan a good one, although it necessitates the planting of each five-acre tract as a separate grove, containing a number of different varieties. This, I understood, was being done, and a record is kept of it.

In the McKINLEY HERALD for May, 1906, the Company published a list of the varieties set in each separate five-acre grove so far planted. Each of these five-acre groves contains 450 trees which are set in rows running east and west, about 22½ feet apart. Ample road space is left, as will be noted from the diagram of the Groves Tract published herein.

In discussing the work done by the Company and the results obtained, my report naturally falls under several heads which I will treat in detail.

Previous Work by Company.

The initial work of the Company was, of course, the clearing of the 500 acres set apart for the Groves. The Company claims that from about 340 acres of this tract the trees have been removed, and I should judge from the appearance of the cleared area and the location of the center stake that this statement is accurate.

This area is termed "cleared," which is used to designate land in any of the various stages of tree removal from the plowed sections, where the trees are planted, to the few outlying portions, where the process of brush-burning is still going forward. Thus, before the trees are set out, the land is gone over several times; first, to cut the trees and bushes; second, to separate them in piles, burning the brush and useless logs, while such as are available are hauled to the saw-mill; third, the removal of such stumps and roots out of the 8-foot tree rows, the plowman and teams who break the land to be followed by surface and sub-soil ploughing and cultivating, a staking gang who measures the intervals at which the trees will be placed, and finally the tree-planters themselves.

The unploughed land between the tree rows will be gradually cleared from stumps, ploughed and cultivated as time permits or the necessity of the trees demand.

The section in which the trees were planted, being the two rows of five-acre Groves beginning at 99 100 and running north to 29-40, at present covers some 65 acres; also Grove 35, making five acres additional, is in a thriving condition, and Supt. Reid was then working on an additional 30 acres on which the next shipment of 3,000 trees was to be set, and at the same time was preparing to carry forward the final clearing of the tree rows and ploughing ready for the fall planting, as well, as a matter of course, the cultivating of the portion already planted.

Soil Analysis.

The Manigua Groves Tract seems to contain about every variety of soil found in the whole McKinley Tract, from the dark loam of the creek bottoms, through the lighter sandy loams to the sandy reddish gravel of the higher lands. This last seems to be all gravel, but I found upon investigation that it was but a thin surface covering, highly impregnated with iron, and well spoken of by Florida and California growers as excellent orange land. I am personally prejudiced in favor of these lighter soils for orange and grape-fruit culture, since it affords the grower an opportunity for supplying whatever plant food may be found necessary for his trees or fruit, and thus largely to control the output. It is, however, essential if this work is to be carried on properly, to obtain precise knowledge of all the plant food contained in the various soils—"take inventory," so to speak.

The Company had decided to work on these lines, and had already requested Mr. Hayes to have enough samples of top and sub-soil taken to fully represent all the different soils on the Groves Tract. While I was at McKinley this work was done under the direction of Mr. Hayes, Grove Superintendent Reid directing where the soils should be taken, and Mr. Emil E. Tolksdorff, who has had experience in such work, was in charge of the force of men actually taking the soil samples. The work was quickly and thoroughly done, as I had the pleasure of witnessing. The samples so taken will be sent to Washington, where one of the best experts on soil analysis in the country will make a full analysis of each sample taken.

A cultivation chart will then be prepared, mapping out the different varieties of soil in colors, from which a general formula can be prepared and a glance will show where special plant food is required.

This chart will be free and open to all Bond-Holders, and they can at any time, by comparing the soils on their own tracts (and, as before stated, the various soils on the whole McKinley Tract are quite similar), they will be able to select some analyzed soils similar to their own and derive valuable assistance towards full and complete fertilization.

Summarizing my impressions, as they were brought home to me by this first-hand investigation of the work of the Company, it would seem to me that success is assured. I am more than ever convinced that the basic, fundamental conditions exist for the profitable cultivation of citrus fruits, the climate and soil being all that the grower can desire. I am further of the opinion that there is no orchard crop which will yield so large a return per acre or for the labor expended as the citrus. One has only to examine the results obtained in California to realize this. Finally, from the experience of the many Americans at McKinley, I believe that the climate is particularly adapted to American colonization. I did not hear of a single case of serious illness due to any climatic cause in the whole island on the occasion of either of my visits. My two brothers have been living there, one with his family, for the past eight months, and all are in excellent health. Moreover, we have all three proved our faith in the possibilities of citrus growing in the Isle of Pines in general, and the future of McKinley Colony in particular, by our recent work, and even at the risk of introducing purely personal matters, I feel that you will agree with me that the "proof of the pudding is in the eating," and that I should justify a faith so confidently expressed.

Therefore, I will add briefly that our private properties so far under cultivation include some 41½ acres.

Of my own individual estate, Tracts Nos. 173, 188, 190 and 207 are set with 2,708 orange, grape fruit, lemon and lime trees, covering an area of 31 acres, and the orange and grape fruit trees are of the same varieties as those planted by the Company and were purchased from the same nursery. We have immunity from frosts in the Isle of Pines, which have worked such havoc in the Florida groves, consequently I see no reason why this property of mine should not be a better dividend-payer and intrinsically more valuable than the 30-acre grove I mentioned having visited in Florida and that brought $1,000 an acre in the market.

"Do I," you may ask, "feel equally confident of success in the big grove in which we are all interested?"

In answer, I say "Yes, assuredly," provided the management of the Groves is continued on a sound, business basis, up-to-date methods employed, and the work always in charge of skilled men, as I feel certain it will be.

The general superintendent, Mr. Emil E. Tolksdorff, is a man whom I believe admirably qualified for the task, a conscientious workman, and an experienced and intelligent farmer, thoroughly acquainted with Isle of Pines conditions. Mr. Reid I believe to be the right man in the right place, and as manager of the Groves will give entire satisfaction. Under this management, I feel I can say to you, fellow Bond-Holders, that our money is being spent wisely and with certain results for each dollar used.

Albert B. Young

TAKING SOIL SAMPLES, MANIGUA GROVES.—(1) Supt. George Werner. (2) Pres. Hayes. (3) Grove Supt. Robert Reid. (4) Mr. Black. (5) Gen. Manager Emil Tolksdorff. (6) Inspector A. B. Young.

CORRESPONDENCE FROM McKINLEY.

The following letter has just been received from Mr. Grant H. Thompson, one of our recent arrivals at McKinley. Mr. Thompson bought and paid cash for five Bonds, securing the northern five acres of tract No. 228. Mr. Thompson had his five acres cleared by Messrs. George and Charles Young before leaving Buffalo. After arriving at McKinley he decided he would like the other five acres, but unfortunately for Mr. Thompson's plans, they had already been allotted. His letter follows:

McKINLEY, I. of P., June 7, 1906.
Tropical Development Company, Buffalo, N. Y.:

GENTLEMEN—At the suggestion of Mr. C. F. Young I think I will buy the southern half of lot No. 228. You let me know by return mail, then I can send the New York draft at once and you can make out the deed for the whole of No. 228 (10 acres) at one time, and save the Company expense, which must be something. You said I could have the northern five acres, but think I will take all of it. I have it cleared (the northern half), fence posts up, expect wire every day, will start building next week and order trees then or as soon as I know how many to order, dig well, etc. Orange, grape-fruit, bananas, pines, lemons, limes, etc.

Reached here last Monday and am very much pleased with it. Better than I expected. Its not too hot, the nights are cool. We have a breeze most all the time. They are building and clearing very fast. Mr. Young is going to have a very fine house, is getting along very fast, will soon be finished. I like it very much better here than on the Island of Cuba and the climate is better, there is no healthier place. Every one tells me how much better they feel than when up north. Its bound to be a great place some day.

Yours very truly,
(Signed) GRANT H. THOMPSON.

Mr. J. H. Bostwick, one of our pioneer settlers, also writes us a most interesting letter. Mr. and Mrs. Bostwick moved to McKinley in January, 1905, purchasing ten Bonds with tract No. 421 as a bonus. In June, 1905, they increased their holdings by ten Bonds, selecting tract No. 431, adjoining their first property. In his present letter Mr. Bostwick speaks of acquiring the adjoining tracts to his, but this, as in Mr. Thompson's case, is impossible, owing to the fact that it has already been allotted, and the present owner doesn't wish to sell.

His letter follows:

McKINLEY, ISLE OF PINES, W. I.
Mr. R. P. Risley:

DEAR SIR—Yours received and contents noted. As soon as possible let us know on what terms we can have the five acres of tract No. 422 adjoining ours on the east, also if it will be possible to secure for us tract No. 432. This will make us forty acres in one lot. We have given up our trip this spring and will plant the rest of lot No. 421 in orange trees. Our trees are looking *fine*. We have five pineapples as large as a pint cup. A little early you see. Our rice is growing like weeds; in fact, everything is doing well. Had chickens and tomatoes for dinner out of our own garden. Do we like it here? *Yes*. Our worthy Secretary tells us to shout for McKinley. It is *not necessary;* McKinley shouts for herself. We have been here fifteen months. "THE BOSTWICKS."

Like most McKinley people Mr. W. J. Cleland is a very busy man, but he was good enough to drop us a line lately, suggesting a friend to whom he wished the prospectus sent, and whom he hoped would join us at McKinley. His brief letter, dated May 6, 1906, concludes: "I just finished ploughing Mr. Baxter's ten-acre tract and am now working on Mr. Fernald's. Everything is growing fine and the weather is delightful. Mr. W. H. Brown, Mr. Payne, Perry Rockwood and myself are planting about 2,000 sour orange trees to bud. The Youngs have quite a force at work planting Florida trees.

"(Signed) W. J. CLELAND."

Mr. Chas. F. Young writes us under date of June 7th and his letter breathes the same spirit of cheerfulness and progress. He says: "Our 3,700 trees will be all planted the first of next week. They are starting a fine growth, some have shoots of from two to ten inches long. The pineapples are growing very fast. Some have made a growth of from ten to fifteen inches. My brother George is building and will get the rafters up this week, expects to be in the house in two weeks.

"Have not been through the Company's Grove until lately, but had to visit the saw-mill the other day and the trees in the five acres in front of the headquarters are making a nice growth. McKinley is improving every day.

"Yours truly,
"(Signed) CHAS. F. YOUNG."